

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

Subject	Effective Date	Approved by	Amended Date
Fences	May 17, 2016	Meadows of Seven Points Homeowners' Association Board of Directors	Nov 6, 2023

Purpose & Scope

To establish a uniform guideline related to the enforcement of our Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs). This document shall pertain to all current and future residents of the Meadows of Seven Points (MOSP).

Authority

Amended & Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs)

- Article VII, Section 13
- Fences

Meadows of Seven Points Homeowners Association

<https://MOSPHA.com>

General Information

Good Neighbor Policy:

Residents who wish to install a fence are urged to relay their intentions to their abutting neighbors and agree on exact property line locations.

Also, fences with one finished side should be located towards your neighbors.

Fences

1. An ARC Change Request must be submitted and approved prior to erecting, replacing or repairing a fence.
2. It is the responsibility of the homeowner to show positive identification of property lines/markers in one of two ways: (1) All property pin caps must be visible. (2) The property must be officially surveyed and staked.
3. If a homeowner wishes to tie into an existing fence or place fence on the property line, the homeowner must obtain written approval from the fence owner and submit with the ARC Change Request.
4. If a homeowner wishes to erect a fence and does not want to attach/tie into an existing fence adjoining their property, a minimum of two feet must be left between the fences.
5. Minimum height 4 feet. Maximum height 7 feet.

6. The fence style shall be appropriate and fitting to existing styles/materials in the Meadows of Seven Points as well as the home and lot on which it is being erected.

7. Wood or metal are the materials of choice for fencing in the MOSP. Brick and/or stone may be submitted for consideration as part of the design. Colors (brick, stone, etc.) must be approved. Vinyl fencing is not allowed except for trash can screening (see Trash Screen in Rules & Regulations on website). Sample photos of fence/gate styles should be included with the request.

8. Wood must either be stained, or painted to coordinate with existing home's exterior and connecting fences if applicable. Staining or painting must be completed within 90 days of new construction. Brightly colored fences are strongly discouraged and the HOA reserves the right to reject colors that do not blend with the neighborhood.

9. Fence shall not be erected in a side yard of a home where the fence extends beyond the front corner of the neighboring home.

10. White fencing is not approved for use in the MOSP.

11. All of the requirements must be met and submitted before a request can be considered for approval.

12. For the purpose of pet containment the lower two feet of a black metal fence may have an attachment of black mesh screening/fencing. The attachment method must be secure and must also be black in color.

13. Fences must be maintained in condition at all times. Repairs, modifications or re-staining to/of a fence requires board approval via a ARC change request. Indications of needed repairs includes but is not limited to:

- Leaning or broken line post
- Worn off stain / extreme weathering
- Inoperative damaged gates
- Missing slats or slats only partially attached
- Other components warped, loose or otherwise damaged, i.e. top rails.

Revision History: Effective May 2016

Revision March 2022 – incorporated into new format. Updated fence height to 7'.

Revision Dec 2022 – to reflect the Amended & Restated CCRS

Revision Nov 2023 – added Revision History and updated website info